



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2018-19-R1-4/19
Date: June 19, 2019
Recommendation: Conditional approval

PLANNING STAFF REPORT

Site: 50-54 Murdock Street

Applicant Name: Roberto Grieco
Applicant Address: 16 Kenwood Avenue, Wilmington, MA 01887
Owner Name: Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust
Owner Address: 95 Circuit Road, Medford, MA 02155
Agent Name: Adam Dash, Esq.
Agent Address: 48 Grove Street, Suite 304, Somerville, MA 02144
City Councilor: Mark Niedergang

Legal Notice: Applicant, Roberto Grieco, and Owner, Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust, seek a revision to a previously approved special permit (ZBA 2018-19) under SZO §5.3.8 to make changes to the right side of the building. RB Zone. Ward 5.

Dates of Public Hearing: Zoning Board of Appeals – June 19, 2019

I. PROJECT DESCRIPTION

1. Subject Property: The subject property is a parcel of land totaling 15,341 square feet. It was last used in 2017 as a storage area for a construction company dating back to 1980. The lot once contained a dwelling structure that has since been demolished. The lot currently contains a wood construction storage building. The site also contains a 12-inch sanitary sewer main running across the property.

In December 2018, the ZBA approved (ZBA 2018-19) a proposal to construct a ten unit three-story residential



structure that will include one one-bedroom unit, seven two-bedroom units, and two three-bedroom unit with 15 parking spaces. Two of the proposed units will be inclusionary housing units.

2. Proposal: The proposal is to make changes to the right side of the building that will slightly decrease the size of the building. The Applicant had another survey done of the property that discovered discrepancies in the previous survey. It was discovered the right property line is actually closer to the proposed building than originally thought. As a result, the building had to be slightly pulled in from the right property line at the point where the right property line turns toward the railroad tracks. The proposed changes ensure that the building remains compliant with dimensional requirements.

3. Green Building Practices: The proposal will comply with the stretch energy code.

4. Comments:

City Councilor: Councilor Niedergang has been informed of the proposed revisions and has yet to comment as of the publication of this report.

II. FINDINGS FOR SPECIAL PERMIT (SZO §5.3.8):

Section 5.3: Procedures for Special Permits and Special Permits with Site Plan Review

Revisions that are not de minimis shall be subject to the full notice and hearing provisions of §5.3.2 of this Ordinance, but shall not be subject to review by additional boards, departments, city agencies or commissions except as requested by the SPGA or upon the recommendation of the Planning Director. Applicable findings shall be made in accordance with the type of permit(s) being revised.

The findings made under the previous Special Permit with Site Plan Review approved by the ZBA in December of 2018 (ZBA 2018-19) are not applicable to this proposal.

III. RECOMMENDATION

Special Permit under §5.3.8

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, the Planning Staff recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT**.

The recommendation is based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes										
1	Approval is to revise the previously approved right side elevation. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	ISD/Plng.											
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>April 11, 2019</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td>June 5, 2019</td><td>Site Plan Comparison</td></tr><tr><td>June 6, 2019</td><td>AV 7 - 13</td></tr><tr><td>June 10, 2019</td><td>Landscape Plans</td></tr></table>				Date (Stamp Date)	Submission	April 11, 2019	Initial application submitted to the City Clerk's Office	June 5, 2019	Site Plan Comparison	June 6, 2019	AV 7 - 13	June 10, 2019	Landscape Plans
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Any changes to the approved site plan or elevations/use that are not <i>de minimis</i> must receive SPGA approval.														
2	All conditions of approval from ZBA 2018-19 remain in effect.													
Final Sign-Off														
3	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final sign off	Plng.											

